

SECTION 8.0 - MODIFICATIONS AND EXCEPTIONS

8.1 HEIGHT

The district height limitations stipulated elsewhere in this ordinance may be exceeded, but such modification shall be in accord with the following:

Architectural Projections such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys are exempt from height limitations of this ordinance.

Special Structures such as elevator penthouses, gas tanks, grain elevators, scenery lofts, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks are exempt from the height limitations of this ordinance.

Essential Services, utilities, water towers, electric power and communications transmission lines are exempt from the height limitations of this ordinance.

Communication Structures such as radio and television transmission and relay towers, aerials, and observation towers shall not exceed in height three (3) times their distance from the nearest lot line.

Agricultural Structures such as barns, silos, and windmills shall not exceed in height twice their distance from the nearest lot line.

Public or Semipublic Facilities such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations may be erected to a height of sixty (60) feet provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement.

8.2 YARDS

The yard requirements stipulated elsewhere in this ordinance may be modified as follows:

Uncovered Stairs, Landing, and fire escapes may project into any yard, but not to exceed six (6) feet, and not closer than three (3) feet to any lot line.

Architectural Projections such as chimneys, flues, sills, eaves, belt courses and ornaments may project into any required yard, but such projection shall not exceed two (2) feet.

Residential Fences are permitted on the property lines in residential districts, but shall not be closer than two (2) feet to any public right-of-way.

Security Fences are permitted on the property lines in all districts, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.

Accessory Uses and detached accessory structures are permitted in the rear and side yards only; they shall not be closer than ten (10) feet in the principal structure, shall not exceed fifteen (15) feet in height, shall not occupy more than thirty (30) percent of the rear and side yard areas, and shall not be closer than five (5) feet to any lot line.

Essential services, utilities, electric power and communications transmission lines are exempt from the yard and distance requirements of this ordinance.

Landscaping and vegetation are exempt from the yard and height requirements of this ordinance.

8.3 ADDITIONS

Additions in the front yard of existing structures shall not project beyond the average of the existing front yards on the abutting lots or parcels.

8.4 AVERAGE FRONT YARDS

The required front yards may be decreased in any residential district to the average of the existing front yards of the abutting structures on each side, but in no case less than fifteen (15) feet in any residential district.

8.5 NOISE

Sirens, whistles, and bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards of this ordinance.